

BURIEN BUSINESS AND ECONOMIC DEVELOPMENT PARTNERSHIP (BEDP)

MEETING MINUTES

Date: February 23, 2007

Time: 7:00 – 8:30 AM

Members Present: Kevin Fitz, David Elliott, Jim Hughes, Doug Moreland, Ryan Warnes, Tom Gehl, Debra George, Nancy Damon, Mark Minium, Rick Cosgrave, Bob Ewing, Karen Lautermilch, Harvey Aulgur

Absentees: John Welch

Excused Absentees: None

Staff: Mike Martin, City Manager; Dick Loman, Economic Development Manager; Janet Stallman, Department Assistant, City Manager's Office, Steve Clark, Public Works Director; David Johanson, Senior Planner

Guests: Mayor Joan McGilton; Marco Milanese, Port of Seattle

Call to Order: Meeting opened at 7:00 a.m. by Chairman Kevin Fitz

Minutes: Corrections were made to the February 9, 2007, Meeting Minutes. Harvey Aulgur was in attendance, and Nancy Damon was an excused absence. The Minutes were approved with corrections.

Chair's Report – Kevin Fitz

Kevin mentioned his concern about a storefront on 152nd Street that he learned has some gang affiliation with national ties. He is concerned about keeping the businesses nearby informed.

Kevin also gave credit to Mike Martin for his fresh approach, and says he feels very positive about the future of Burien.

City Manager's Report – Mike Martin

Mike Martin responded to the concerns about the storefront on 152nd Street. The police are very aware of the storefront. They are concerned, but not terrified. They are keeping a close watch for any illegal activity.

In regard to the Northeast Redevelopment Area (NERA), the Lora Lake Apartment residents will have to vacate in June of 2007. Residents were told of this timeframe in 2005 when they originally moved in. We are looking at the possibility of putting "big-box" retail at the Lora Lakes site. This would help provide a new source of sales tax revenue for the City.

On the west side of NERA, we are considering rezoning the property as professional residential. This would encourage businesses such as law firms, accounting firms, etc. to use that space.

There is money set aside in the budget this year to advance the senior center/community center project. We are looking at whether the Library is the right place for the senior center to be located. There is considerable thought toward combining the community center with the senior center. At some point, a bond will be needed to fund this project.

Questions and Answers – (10 minutes)

Q. Aren't SeaTac and Tukwila combined community centers? **A.** Yes, and people like it. It is our model, too, since we moved our seniors out of the old school building.

Q. Home Depot seems to be getting out of the construction business; therefore, it probably wouldn't hurt local business if they came to Burien? **A.** The City wouldn't want to do anything that would hurt local business.

Q. Would it be possible to allow a property tax-savings for a "big box" to come in to make it more feasible? **A.** In this case, we're more interested in sales tax than property tax. It's conceivable that we might give them a break.

Karen Lautermilch's update on Highline Medical Center was postponed. Mark Benedum, new CEO of Highline Medical Center, will give a presentation at the BEDP meeting on March 23rd.

Discover Burien Report – Debra George

1st Avenue update handed out today; Steve Clark is here to give an update, so I won't discuss it.

The new calendars are out; please take as many as you want and distribute.

The Annual City Dinner and Silent Auction is Friday, March 2nd at 6PM. Ryan Warnes is getting the Business Leader Award.

Public Works Director -1st Avenue Update – Steve Clark

Steve reviewed some of the basic information of the project. This is a \$23 million project with a \$19 million construction budget. To date, 30% of the funds have been expended. The project has 417 working days; 41% have transpired already, but only 25-30% of the work is completed.

This is a complicated project with improvements being made for multiple utilities. New waterlines and water hydrants are being installed, and a new high pressure gas main is going in. Electricity is provided by Puget Sound Energy on one side of the street and Seattle City Light on the other. We haven't started road improvements yet.

The project is not without its challenges. It's tough keeping traffic flowing through a busy intersection; inclement weather has caused delays, as well as hazardous materials between 156th and 160th streets, as a result of dry cleaning businesses and gas stations. We have also had issues with the general contractor's management of subcontractors.

We are trying to provide information as quickly as we can and work with concerns of business people during construction. Communication is very important. We are keeping our Hotline and website updated with the latest information. We provide print updates. We have contacts with major businesses, trying to keep them informed. Discover Burien is acting as an Ombudsman for us.

- Q. When will you be off of 160th? A. It will be awhile. There is still a lot of utility work to do on 160th before roadwork can begin.
- Q. Will lighting on 1st Avenue be brighter than on 152nd? A. Yes, it will be suitable for an arterial.
- Q. Will the signaling on 152nd and Ambaum be improved? A. We will be revisiting the signaling on Ambaum again.
- Q. There was a question about providing signage at Seahurst Park that would mark where the private tidelands are on each side. A. Steve will notify parks.

Parking Stakeholders Subcommittee Report – Jim Hughes

Jim was generally pleased with the meeting. There are some good recommendations in the report. He is concerned about having only 60 spaces of parking for the Library. Jim believes that small, pocket lots may be very appropriate in high traffic areas.

The property lots on 152nd are too small to add parking around Burien Town Square. Joint public/private partnerships could work. We have one municipal lot now and people are parking in it. Parking meters are also a possibility.

David Johanson, Senior Planner, provided additional information. There have been four Steering Committee meetings and a Community meeting before arriving at this point. The Parking Stakeholder group is working on recommendations based on the numbers in the technical report. The purpose of these recommendations is to start the policy discussion. BEDP will be involved in this process. We're not sure yet what form this participation will take. The Stakeholder Group will be releasing a report by March 1st. We will proceed from there.

We are doing this work at a good time; we are out ahead of the problem. The issue will be the management of parking. There are lots of recommendations on parking management. In a high demand area, such as 152nd, you want manage the flow and direct where you want people to park. You want parking in the area to turnover.

Dick Loman mentioned that we're going to have to be creative and look at options such as valet parking and shared parking. David Johanson mentioned that the less parking you build the cheaper it is, and the more efficient, too. Mike Martin mentioned that we hope to have a new two-floor parking garage north of the City Hall/Library building in Burien Town Square. We have asked the State for funding for this structure.

David Johanson mentioned how the demand for parking will shift, once the new development is built. Right now, peak parking time is in the afternoon. Once Town Square is built, evenings will have the higher demand, with people coming to town to eat, shop, and be entertained.

There was much discussion about potential issues with parking while construction is underway at Burien Town Square. It will be challenging. Businesses will have to be creative, and people will have to get used to not parking directly in front of the businesses they are patronizing. Discover Burien should help in providing some meaningful solutions.

There has been some question as to whether the City needs to be involved in the issue of parking. As a tool for economic development, the City should be involved in this matter.

Outreach Subcommittee Meeting last Friday:

Bob Ewing reported on the meeting. The group is still considering what to do, but now understand a framework for moving forward. The work is ambitious. The charge is to think about the future of Burien and try to get many different people together with us to make a recommendation to the Council about what the next phase of Economic Development might be.

There are six components: airport-related businesses, core retail development, corridor retail development, health services, education and training, and real estate.

John Welch will take the lead in getting the education group together, and we will work with that group. We will similarly work with the other components. It will probably take us 3 or 4 months to get that done. We will try to find commonalities, which will provide us direction to give a recommendation to the City Council on how they can move forward. We will convene again after hearing the update from Highline Medical Center.

Rick Cosgrave indicated an interest in being on the Subcommittee. Joan McGilton mentioned that Senator Karen Keiser has an interest in looking at the education and training around health services, and would like to be involved once you've reached a certain point. Senator Keiser has contacts that could help make this happen. Bob Ewing said they will follow up.

Karen Lautermilch also expressed interest in being part of the discussion. It would help ensure that the institution is getting individuals who are trained to meet the needs of the industry. She also mentioned exploring whether the training center might be located at or near Highline Medical Center.

Future Agenda – Partnership

Next Meeting March 9, 2007, 7:00 a.m. – INTERIM CITY HALL

Round the Table

- Mark Minium – Need to communicate with businesses on 152nd about parking problems.
- Rick Cosgrave – Mick Kelly's, Thursday March 1st – Benefit for Officer Steve Cox's son. Please come and support the family of Officer Cox.
- Doug Moreland – What communication can be provided to our ethnic community about the storefront on 152nd? Mike Martin will follow up on this.
- Kevin Fitz – Hopes that everyone will come to the event March 1st and provide support to Steve Cox's family.

Meeting adjourned at 8:35 AM.